



Kilmorey, The Moor, Bodenham, Herefordshire HR1 3HS

Detached 3/4 Bedrommed Dormer Bungalow In Village Location

Guide Price £365,000

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property

# Kilmorey, The Moor

Bodenham, Herefordshire HR1 3HS

- Situated in Popular Well Serviced Rural Herefordshire Village of Bodenham
- Spacious Detached Dormer Bungalow
- Offering Flexible 3/4 Bedroomed Accommodation
- Ample Living Space Including 2 Reception Rooms and Large Garden Room Addition to the Rear
- Pleasant Good Sized Front and Rear Gardens
- Driveway Parking and Garage with Utility/Washroom to the Rear

*Guide Price  
£365,000  
Freehold*

To arrange a viewing please contact us on

t. 01568 610600  
[info@bill-jackson.co.uk](mailto:info@bill-jackson.co.uk)  
[www.bill-jackson.co.uk](http://www.bill-jackson.co.uk)



#### LOCATION

Kilmorey is set in the popular and well serviced North Herefordshire village of Bodenham. The village itself offers a good range of amenities including the popular Englands Gate Inn, doctor's surgery and in the old part of the village the Church and primary school, with the garage and general store located on the fringe of the village. The market town of Leominster is close to hand, as is the Cathedral City of Hereford a similar distance to the south where a more comprehensive range of facilities can be found.

#### BRIEF DESCRIPTION

The property is approached from the driveway via a pathway to the double-glazed front door opening to an enclosed porch with further double-glazed door leading through to a spacious reception hallway with useful cloaks cupboard off. Further doors lead off to the family living room with large double-glazed window to the front elevation, wood effect flooring and recessed fireplace with granite hearth and surround (currently not in use). Double doors then lead through to a generous dining room with a large double-glazed window to the side elevation, a door giving access to the kitchen and further double doors leading out to the large garden room addition to the rear which offers a lovely spacious room that overlooks the gardens with double-glazed door leading out to the same. The kitchen comprises a comprehensive range of matching base and wall units with rolled edge work surfaces to the base units and inset ceramic sink with electric hob with extractor hood fitted above and separate electric double oven and grill below. There is planned space for an upright fridge-freezer and further recess with cupboard storage. There is a return door from the kitchen to the reception hallway and a further door to a rear porch/utility which has plumbing for washing machine and door leading out to the gardens to the rear.

From the reception hallway, a further door leads to an inner hallway with airing cupboard and doors off to three double bedrooms, with the master bedroom benefiting from fitted wardrobe/cupboard and double-glazed window overlooking the gardens to the rear, with the two further bedrooms having double-glazed windows to the front elevation with third bedroom also having built-in wardrobe/storage. There is a good sized family bathroom with a suite to include panelled bath with shower over and hand wash basin inset to vanity unit with cupboards below, with a separate cloakroom/w.c. with low flush cistern. From the inner hallway, there is a staircase to the first floor accommodation which includes bedroom 4/study with large dormer style window to the front elevation and a separate toilet/w.c. off the landing and further access to under eaves storage.

Outside, the property is set in a good sized plot with mature and well established front and rear gardens. A driveway provides ample off-road parking, which in turn leads to the single detached garage measuring 16'10" x 10'2" (5.14m x 3.10m) with up and over door, power and lighting, double-glazed window to the side elevation and sliding door opening out to a recessed porch leading out to the garden with further doors leading to a storeroom/utility measuring 7'7" x 6'10" (2.31m x 2.08m) with fluorescent ceiling light, double-glazed window to the rear and stainless-steel sink with cold water tap. There is also a separate door to a low flush w.c. with ceiling light fitted. There is access to either side of the property to the enclosed rear gardens which are of a good size and comprise lawned areas with well stocked floral and shrub borders together with mature fruit trees, a vegetable garden, greenhouse and shed. Also within the garden is a raised pond.

#### SERVICES

Mains Electricity, Gas and Water. Private Drainage.

OUTGOINGS - Council Tax Band: E

#### LOCAL AUTHORITY

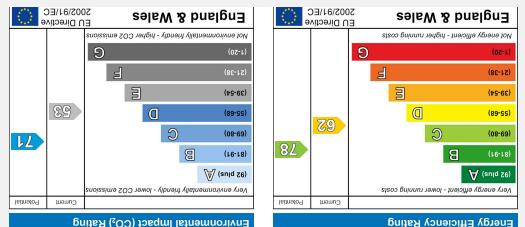
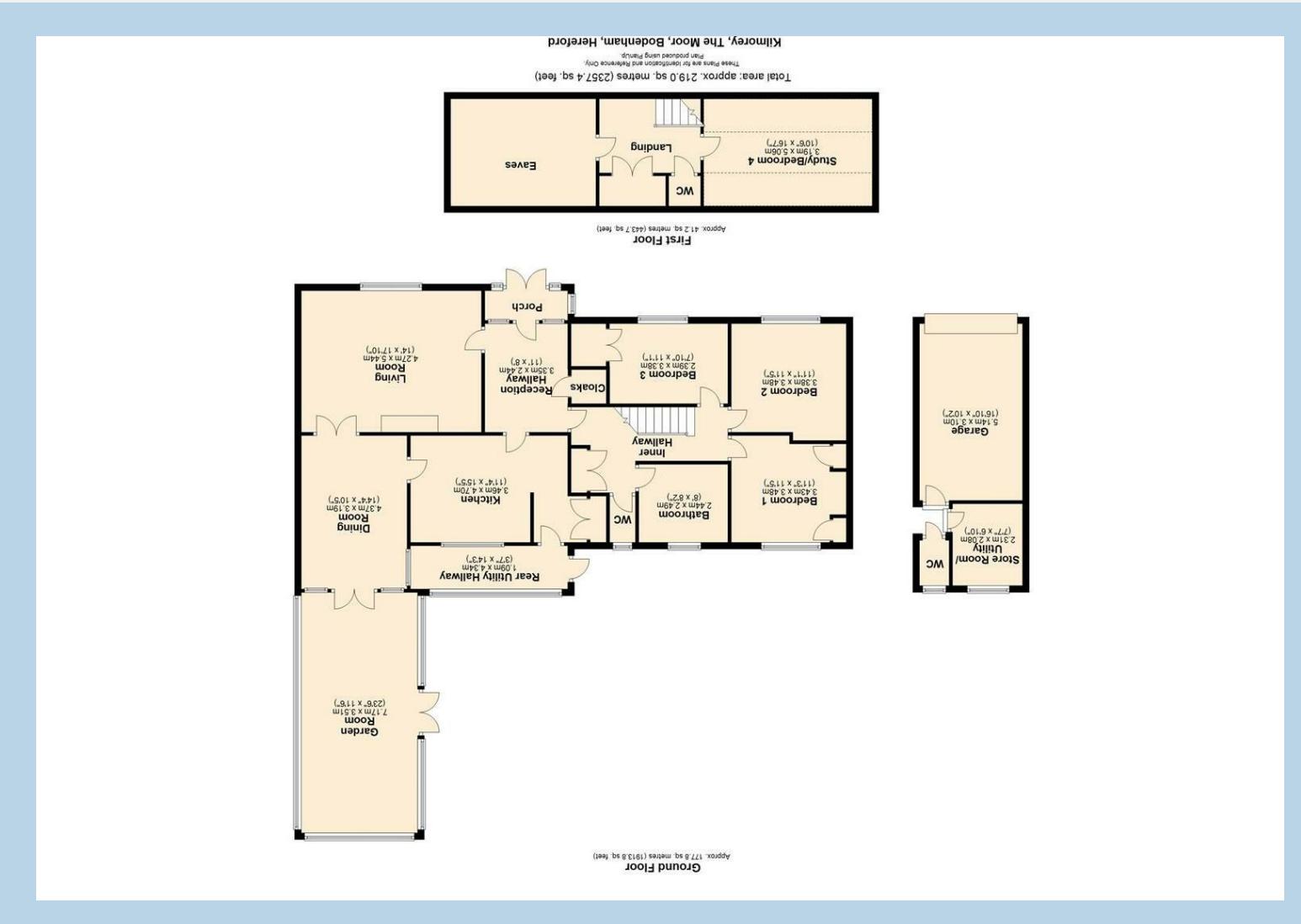
Herefordshire Council. Telephone 01432 260000

#### VIEWING

Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.



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These statements contain information of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements of representation of fact made in these particulars to be relied upon as statements of representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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For themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars to be relied upon as statements of representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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From Lemminister take the A49 south towards Hereford. At the bottom of Dimmingside take the A49 south towards Hereford. At the turning onto the A417, continue along this road until you reach Bodeham and turn right opposite the Parish Hall and you pass through the village where the property will be found on your right hand side just before the little bridge.